

## \$584,900 - 1218 Plum Bend Bend, Edmonton

MLS® #E4428695

**\$584,900**

4 Bedroom, 3.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**NEW HOME OWNER ALERT!** Welcome to this NEW 2024, built by Excel Homes 35 year builder, The Emerson half duplex with FULLY FINISHED AND RENTED BASEMENT LEGAL SUITE! Walk up to this DOUBLE front attached garage on one of the LARGEST duplex Lots in THE ORCHARDS! Upon entering you are greeted with 9 FT ceilings, LVP flooring, quartz counters in kitchen, SS appliances incl fridge, stove, dishwasher built-in & OTR microwave. The kitchen opens to the spacious nook and adjacent is the living room. 1/2 bath completes the main. Upstairs is carpeted with 3 BR incl LARGE Primary with full ensuite. Laundry room and full bath finish the 2nd floor. SEPARATE ENTRANCE (CONCRETE WALKWAY) to the LEGAL SUITE finished by the builder. 1 bedroom, full bath, full kitchen with SS appliances and stacked laundry. INCLUDES WINDOW COVERINGS! Property is GREEN BUILT. Help pay your mortgage with the FULLY FINISHED BASEMENT LEGAL SUITE rented @ \$1200/mth includes utilities. Close to all Amenities. DON'T DELAY!

Built in 2024

### Essential Information

MLS® # E4428695

Price \$584,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1218 Plum Bend Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	76
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Monthly

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